

MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
January 10, 2006
7:30 P.M.

COUNCIL CHAMBERS, 100 Gregory Lane, Pleasant Hill, CA 94523 www.pleasanthill.ca.gov (925) 671-5209

| |
|--|
| CHAIR: ROBERT ABBOTT MEMBERS: LOLA FELLINGER, JIM GIBLIN, KEN LOMBARDI, DAVID C. MASCARO, ALEX MCKINDRA, STEVE WALLACE |
|--|

Members of the audience wishing to speak on any matter must fill out a card and turn it in to the secretary. Items not on the agenda will be considered during the Public Comment portion of the meeting. Comments on any item under the Public Hearing portion of the agenda will be accepted only when the public hearing is opened for that item. Comments are limited to three minutes per speaker. Presentations made by applicants are limited to a maximum combined time of 15 minutes.

If the applicant or his or her representative fails to attend the public hearing concerning their application, the Planning Commission may take action to deny the application. An application may be entertained for continuance upon receipt of written notification of the applicant's inability to attend the hearing.

All matters listed under CONSENT CALENDAR are considered by the Commission to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a Commissioner prior to the time Commission votes on the motion to adopt. An appeal of the decision or conditions of the Planning Commission to the City Council must be filed with the City Clerk within ten days of the date of the mailed notice of decision. No agenda item will be considered after 10:30 p.m. Remaining items will be rescheduled. **An estimated time allotment for each public hearing item is indicated in italics.**

The Planning Commission meetings are telecast the Friday following the Tuesday meeting from 4 p.m. to 6 p.m. (the 2nd and 4th Fridays of the month).

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

STAFF INTRODUCTIONS

PUBLIC COMMENT

The public is welcome at this time to address the Planning Commission on any item, with the exception of items scheduled for Public Hearing at this meeting. Comments are limited to three minutes per speaker. Any public comments made regarding an item pending before the Commission do not go into the public record of that item.

APPROVAL OF MINUTES

[December 6, 2005](#)

CONSENT ITEM

1. GPA 05-001, RZ 05-002, DP 05-002, UP 05-005, BACK FORTY RESTAURANT, 100 COGGINS DRIVE

[Staff Report](#)
[Attachment A](#)

[Attachment B](#)

On December 13, 2005, the Planning Commission unanimously approved a motion directing staff to prepare a resolution recommending that the City Council adopt a Mitigated Negative Declaration and approve a General Plan and Rezoning for the project. The Planning Commission approved a Development Plan and Use Permit for the proposed project, with conditions.

Property Owner: Jeff and Bill Erb / Applicant: Todd Poliskin

PUBLIC HEARINGS

1. VAR 05-003, PARKER MINOR VARIANCE, 400 KAHRS AVENUE (30 minutes - Continued from December 13, 2005 meeting)

[Staff Report](#)
[Attachment A](#)
[Attachment B](#)

At the December 13, 2005, Planning Commission meeting, the Commission formally continued the Minor Variance request since a draft resolution and conditions of approval had not been prepared by staff. This has now been completed and the Commission can resume deliberation and discussion.

Property Owner/Applicant: Pamela Parker

2. CONTRA COSTA SHOPPING CENTER DRAFT SPECIFIC PLAN, REZONING AND DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT (5 minutes - Continued from December 6, 2005)

[Staff Report](#)

Due to the recent determination that the proposed Specific Plan conflicts with the Pleasant Hill General Plan, requiring that the General Plan be amended prior to action on the Specific Plan, Staff is recommending continuation of this item to the meeting on January 24, 2006.

DISCUSSION ITEMS

1. [REVIEW OF PENDING PLANNING DIVISION APPLICATIONS](#)

Staff will provide the Commission with a brief status report on active pending applications. At their discretion, Commissioners may ask questions and receive an update from staff regarding the status of any pending application.

2. [REVIEW OF THE DRAFT AGENDA FOR REGULAR MEETING ON JANUARY 24, 2006](#)

The next meeting of the Planning Commission will be a regular meeting on Tuesday, January 24, 2006. A draft agenda for this meeting, listing the scheduled agenda items, hearings, and discussion items, was included in the agenda packet for Commissioners to review. At their discretion, Commissioners may ask questions and receive a brief description from staff regarding the agenda.

COMMISSIONER COMMENTS AND ANNOUNCEMENTS

Adjourn to a regular meeting of the Planning Commission on January 24, 2006, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.